

DEPARTMENT OF PLANNING  
STAFF REPORT

## PLANNING COMMISSION PUBLIC HEARING

**DATE OF HEARING: October 15, 2009**

**ZMAP 2006-0011 & ZCPA 2006-0003 – Stone Ridge Commercial**

**DECISION DEADLINE: January 27, 2010**

**ELECTION DISTRICT: Dulles**

**PROJECT PLANNER: Stephen Gardner**

### EXECUTIVE SUMMARY

Stone Ridge Community Development, LLC of Burke, Virginia has submitted an application to rezone approximately 71.39 acres from the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-H4 (Planned Development-Housing), CLI (Commercial Light Industry), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts to the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-H4 (Planned Development-Housing), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts in order to relocate and consolidate previously approved residential and non-residential uses, with no increase in the number of previously approved residential units, at a proposed residential density of approximately 10.2 units per acre, and with an increase of approximately 133 square feet in non-residential floor area, at a proposed Floor Area Ratio (FAR) of approximately 0.29. The applicant has also submitted an application to amend the concept plan and proffers approved with ZMAP 1994-0017, Stone Ridge, ZMAP 2002-0013 & ZCPA 2002-0004, Stone Ridge, to accommodate the realignment of Millstream Drive (Route 2626) and Canary Grass Drive (renamed Southpoint Drive), and relocate previously approved community centers.

These applications are subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting modifications of the Zoning Ordinance (ZO) to decrease the permanent open space buffer associated with the PD-H4 Land Bay 5R, decrease the the minimum building and parking yard requirements associated with PD-IP Land Bay (DD), decrease the minimum district size and access requirements for the PD-CC-SC Land Bay EE1A, and decrease the minimum yard requirements for PD-CC-CC Land Bay EE1A.

The subject property is located partially within the FOD (Floodplain Overlay District), and within the AI (Airport Impact) Overlay District, partially between the Ldn 60-65 aircraft noise contours and partially outside of but within one (1) mile of the Ldn 60. The subject property comprises eleven (11) parcels and is located on the south side of John Mosby Highway (Route 50), the west side of Gum Spring Road (Route 659), along both sides of Tall Cedars Parkway (Route 2200), and along both sides of Stone Springs Boulevard (Route 2625), at 24600 Millstream Drive, Aldie, Virginia, in the Dulles Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designates this area for Business and Residential uses at a Floor Area Ratio (FAR) up to 1.0, and residential uses with densities up to 24 dwelling units per acre.

## **RECOMMENDATION**

Staff can support this application, subject to resolution of outstanding issues. These issues include the removal of modifications to reduce required open space and yards, clarification and verification of the "Density Exchange Table" on the Concept Development Plan, further commitments to minimum intensities and phasing, and mitigation of various transportation impacts. Commitments by the Applicant include the dedication of two public use sites (i.e. fire and rescue station and expansion of an existing commuter parking lot), conversion of land adjacent to Route 50 from CLI (Commercial Light Industry) to PD-OP (Planned Development – Office Park), and assurances that no acreage originally dedicated to employment uses will be lost. Notwithstanding, Staff recommends the Planning Commission refer this application to Work Session for additional discussion of the outstanding issues.

## **SUGGESTED MOTIONS**

1. I move that the Planning Commission forward ZMAP 2006-0011 & ZCPA 2006-0003, Stone Ridge Commercial, to a Committee of the Whole meeting for further discussion.

OR,

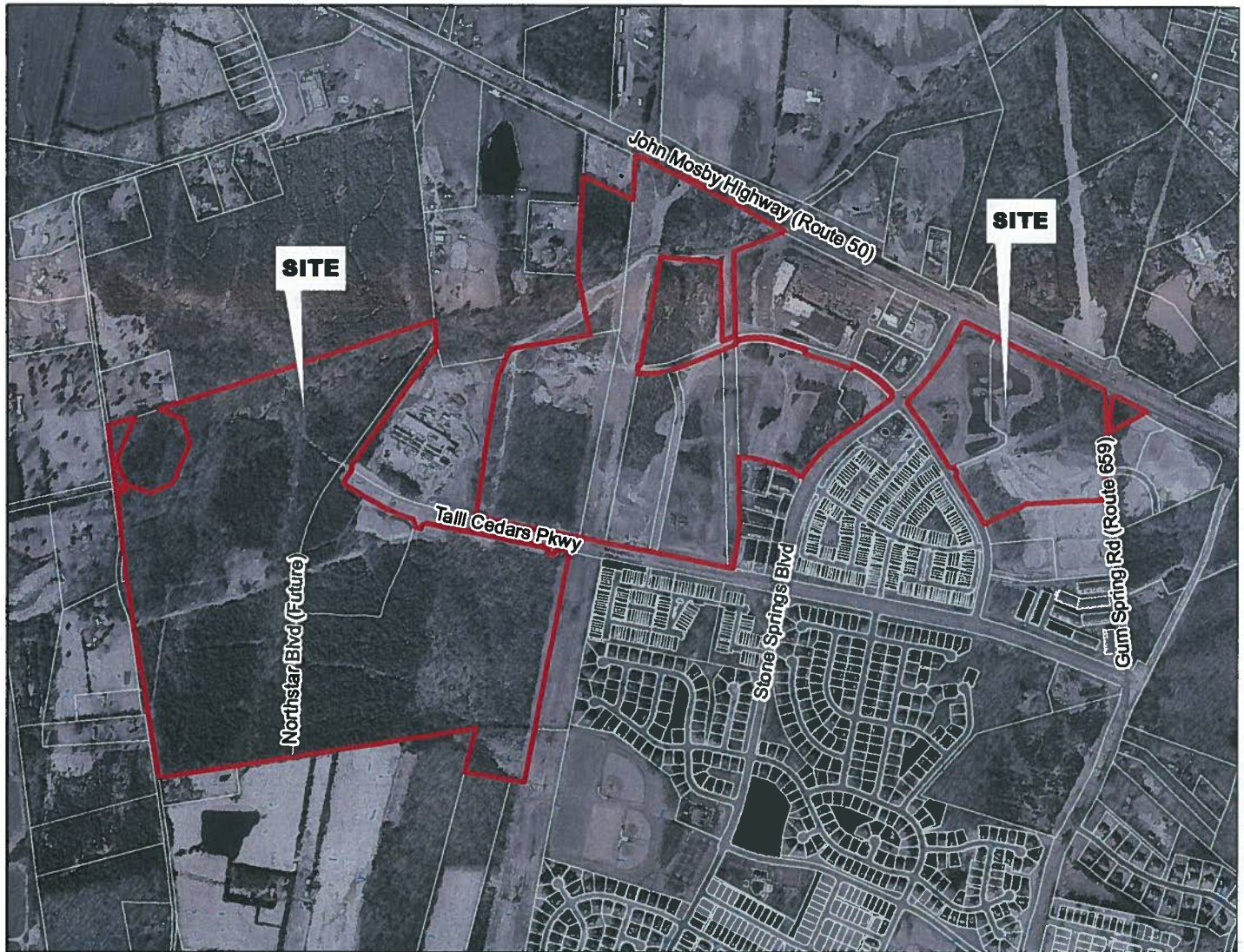
2. I move that the Planning Commission forward ZMAP 2006-0011 & ZCPA 2006-0003, Stone Ridge Commercial, to the Board of Supervisors with a recommendation of denial.

OR,

3. I move that the Planning Commission forward ZMAP 2006-0011 & ZCPA 2006-0003, Stone Ridge Commercial, to the Board of Supervisors with a recommendation of approval.



### VICINITY MAP



#### Directions:

From Leesburg, take Evergreen Mills Road south to Gum Spring Road (Route 659). Turn right onto Gum Spring Road (Route 659). Proceed through the intersection of John Mosby Highway (Route 50). The subject site will be on the right at the intersection of Route 50. Additional access to the site is from Stone Springs Boulevard via Route 50 and Tall Cedars Parkway via Gum Spring Road.

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## **I. APPLICATION INFORMATION**

### **APPLICANT**

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Burke, VA 22015  
703-425-2600

### **REPRESENTATIVE**

Cooley Godward Kronish LLP  
Attn: Jeffrey A. Nein, AICP  
11951 Freedom Drive  
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703-456-8075

### **APPLICANT'S REQUEST**

The ZMAP/ZCPA request will redistribute non-residential square footage and multi-family units between previously approved landbays with no increase in residential units from that already approved and an increase of 133 square feet of non-residential uses. Additional acreage is proposed to be incorporated into the project.

### **LOCATION**

South side of John Mosby Highway (Route 50), west side of Gum Spring Road (Route 659), and on both sides of Tall Cedars Parkway, Stone Springs Boulevard, and the future Northstar Boulevard (Route 659 Relocated)

### **TAX MAP/PARCEL #s**

Tax Map - 100////////51/	MCPI - 204-35-8501
Tax Map - 100////////52/	MCPI - 204-15-3843
Tax Map - 100////////50/	MCPI - 204-47-0343
Tax Map - 100////////37/	MCPI - 205-36-2224
Tax Map - 100////////54/	MCPI - 247-28-4151
Tax Map - 100///7///S23/	MCPI - 204-26-3927
Tax Map - 100////////A/	MCPI - 247-20-9549
Tax Map - 100////////55/	MCPI - 247-18-9795
Tax Map - 100/C25/////A/	MCPI - 204-38-4096
Tax Map - 100/C14///S35/	MCPI - 204-37-4812
Tax Map - 100////////61/	MCPI - 204-46-2760

### **ZONING**

R-16, R-24, PD-IP, PD-H4, CLI, & PD-CC(SC)

### **ACREAGE OF SITE**

71.39 (subject to ZMAP); 315.2 (subject to ZCPA)

### **SURROUNDING ZONING / LAND USES**

	<b>ZONING</b>	<b>PRESENT LAND USES</b>
North	CLI, PD-GI, PD-OP, PD-IP	Vacant
South	PD-H4	Residential (Single-Family Attached/Detached)
East	CLI, PD-CC-CC	Commercial Retail
West	CLI, TR1-UBF	Vacant



## II. SUMMARY OF DISCUSSION

Topic	Issues Reviewed and Status
Comprehensive Plan	<ul style="list-style-type: none"> <li>• Demonstrate conformance with the modified Business community and Residential designations of the <u>Revised General Plan</u>. Status: Resolved. This application does not conform to the land use mix anticipated for Business Community. In like manner, a preceding application, ZMAP 2002-0013 and ZCPA 2002-0004, approved by the Board of Supervisors in December 2005 was also not in conformance with the Plan. This earlier application established new parameters through which Stone Ridge has subsequently developed. This application, a redistribution of previously approved land uses, is generally consistent with the mix established as part of the previous approval and proposes no increase in residential density. Staff concludes this application is reasonable as it aligns residential and non-residential land uses in a more compatible arrangement.</li> <li>• Demonstrate no net loss of employment related land uses will be realized from the redistribution of residential and non-residential land bays. Status: Resolved. An acre-for-acre land swap of residential to non-residential land uses and vice versus has been proposed such that no decrease in employment related land uses will be realized.</li> <li>• Provide minimum intensities for employment related land bays. Status: <b>Unresolved. To offset for a decrease in non-residential square footage (17,317 square feet), a commitment to a minimum Floor Area Ratio (FAR) in Land Bay FF2B should be made. Phasing proffers should be amended to ensure this square footage develops in a balanced manner to residential uses.</b></li> <li>• Provide an alternative zoning district for acreage proposed as CLI (Commercial Light Industry). Status: Resolved. The proposal to rezone acreage to CLI has been removed; acreage currently zoned CLI at the intersection of Gum Spring Road and Route 50 will be converted to PD-OP.</li> <li>• Relocate proposed Public Use Site # 3, intended for a fire and rescue station, as it does not meet the minimum size requirements and is encumbered by environmental constraints. Status: Resolved. Public Use Site # 3 has been relocated to an area south of Millstream Drive within Land Bay 7.</li> <li>• Reestablish a Tree Conservation Area (TCA) between Land Bays 5R and 6, consistent with that approved as part of ZMAP 2002-0013 &amp; ZCPA 2002-0004. Status: Resolved. The TCA has been included, consistent with the previous approval.</li> <li>• Include design standards for buildings to be located in PD-OP Land Bays adjacent to Route 50. Status: <b>Unresolved. Proffers I.E.2.a. through f. define design standards applicable to FF2B. Though in agreement with the intent of these standards, Staff recommends they be applied to FF2A, currently subject to the ZCPA, as it fronts Route 50, serves as a gateway land bay, and will contain a public library.</b></li> <li>• Submit an appraisal verifying the value of public use sites # 3 and # 4 for which a capital facilities credit has been requested. Status: <b>Unresolved. The Appraisal is currently in progress.</b></li> </ul>

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Parks	<ul style="list-style-type: none"> <li>• Provide a public access easement within proposed open space located in Land Bay TR1-UBF concurrent with the South Fork of the Broad Run for a future public use trail. Status: Resolved; Proffer III.B.4. states a thirty-foot (30') public access easement will be provided along the South Fork of the Broad Run at the request of the County.</li> <li>• Extend pedestrian connections to the proposed public stream valley trail easement. Status: <b>Unresolved; the trail network should be extended to include the entire length of Tall Cedars Parkway. Currently, acreage located in Land Bay TR1-UBF is excluded. Including this segment would ensure public access to the trail easement and areas west of the Arcola Elementary School.</b></li> <li>• Provide restroom / concession facilities at Byrne's Ridge Park. Status: Resolved; Proffer III.B.3. provides for a contribution of \$75,000 for such improvements.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>• Eliminate or amend modifications (#1 and # 4) requesting the reduction of required open space, building yards, and parking yards. Status: <b>Unresolved. The afore-mentioned modifications are applicable to Land Bays 5R and DD, proposed as PD-H4 and PD-IP respectively. The location of these land bays adjacent to one another allows the possibility that incompatible industrial uses will develop proximate to single-family attached, and as such, modifications of yards and open space is unreasonable.</b></li> <li>• Reformat and verify the information in the "Density Exchange Table" contained within the Concept Development Plan. Status: <b>Unresolved. This table, grouped by Tax Map Number, is difficult to administer and cannot be verified. Discrepancies in the difference of non-residential square footage between that approved and proposed should be explained or rectified.</b></li> <li>• Provide access to acreage proposed as R-24 from an arterial or major collector. Status: Resolved; acreage proposed as R-24 (Land Bay 6) has been relocated adjacent to Tall Cedars Parkway, a major collector.</li> <li>• Delineate pedestrian connections to acreage proposed as R-24. Status: Resolved; trails and sidewalks are noted on the Concept Development Plan connecting acreage proposed as R-24 (Land Bay 6) to employment and commercial centers.</li> <li>• Delineate pedestrian connections to acreage proposed as R-16 and provide access from an arterial or major collector. Status: Resolved; pedestrian access is delineated on the Concept Development Plan (CDP) and access is via Tall Cedars Parkway, a major collector.</li> <li>• Clarify that the PD-H4 district will be administered as R-8 to avoid confusion with other proposed residential (non-PH) districts. Status: Resolved; the CDP has been revised accordingly.</li> <li>• Delineate the required fifteen-foot (15') yard within the PD-OP district adjacent to the CLI district. Status: Resolved; the CDP has been revised accordingly.</li> <li>• Depict the Type 5 Buffer Yard along Route 50 on the CDP. Status: Resolved.</li> </ul>
Emergency Services	<ul style="list-style-type: none"> <li>• Dedication of a public use site to accommodate a fire and rescue station. Status: Resolved; Proffer III.G.1. provides 5.60 acres within Land Bay 7 adjacent to the proposed realignment of Millstream Drive.</li> </ul>
Loudoun Water	<ul style="list-style-type: none"> <li>• No issues noted. Status: Recommendation of approval.</li> </ul>

Environmental Review	<ul style="list-style-type: none"> <li>• Include a tributary that runs parallel to the future Northstar Boulevard (Route 659 Relocated) as part of open space and include such within a designated Tree Conservation Area (TCA), consistent with prior approvals. Status: Resolved. The tributary will be located within open space and a TCA has been included on the Concept Development Plan.</li> <li>• Reorient Millstream Drive to avoid disturbance to moderately steep slopes. Status: Resolved.</li> <li>• Mitigation of wetlands should be pursuant to policy with first preference given to locations within Loudoun County within the same watershed. Status: Resolved. As no additional impacts to wetlands are anticipated with this application, Staff considers this issue resolved. It should be noted, however, the approved wetlands permits allow for mitigation both on-site and outside of Loudoun County.</li> <li>• Revise proffer language associated with Tree Conservation Areas (TCA) and Steep Slopes applicable to a riparian corridor adjacent to Land Bays 7 and 8. Status: <b>Unresolved. TCA will be reduced to facilitate the reorientation of Millstream Drive. Staff recommends language be included stating no additional impacts will be realized in remaining TCA as well as language providing for protection of Steep Slopes.</b></li> <li>• Locate Tree Conservation Areas (TCA) in Land Bay FF2B to correspond with existing mature oak trees. Status: Resolved. Exhibit B on Sheet 5 of the Concept Development Plan details that TCA areas have been sited to preserve existing mature oak trees.</li> <li>• Clarify that verbiage related to general tree protection and long term care included as part of ZMAP 2002-0013 and ZCPA 2002-0004 will be retained. Status: Resolved. Said verbiage is not included as part of the ZCPA and will be retained as approved.</li> </ul>
Transportation (OTS)	<ul style="list-style-type: none"> <li>• Specify that the construction of an extension of South Point Drive will be pursuant to VDOT standards and include a timing mechanism within the Proffers. Status: <b>Unresolved.</b></li> <li>• Provide a commitment to construct an additional lane on northbound Stone Springs Boulevard; commit to turn lanes / signalization of the intersection of South Point Drive / Gum Spring Road. Status; <b>Unresolved. The aforementioned improvements are noted as necessary by the Traffic Study to realize the identified Level of Service (LOS).</b></li> <li>• Provide commitments for signalization of signals at the intersections of Stone Springs Boulevard and Millstream Drive and Stone Springs Boulevard and Tall Cedars Parkway. Status; <b>Unresolved; Proffers II.F.3. and II.F.4. specify contributions of \$250,000 for each signal. The full cost of signalization (approximately \$300,000) should be borne by the Applicant.</b></li> <li>• Assume maintenance of constructed segments of Northstar Boulevard until such time as the roadway is accepted by VDOT. Status: <b>Unresolved.</b></li> <li>• Revise Proffer to state the proposed one hundred (100) space park and ride will include additional spaces if such can be accommodated within the acreage provided. Status: <b>Unresolved.</b></li> </ul>
VDOT	<ul style="list-style-type: none"> <li>• Commit to signalization of the intersection of Stone Springs Boulevard and Tall Cedars Parkway. Status; <b>Unresolved.</b></li> </ul>



<b>Policy or Ordinance Sections Subject to Application</b>	
<u>Revised General Plan</u>	
Chapter 6. Residential Neighborhoods Policies. Policy 2.	
Chapter 6. General Business Land Use Policies. Policy 7.	
Chapter 6. Regional Office Use Policies. Policy 2.	
Chapter 6. Light Industrial Use Policies. Policy 5.	
<u>Arcola Area / Route 50 Comprehensive Plan Amendment</u>	
General Policies. Policy 1.	
Economic Development Policies. Policy 1.	
Economic Development Policies. Policy 2.	
Business Community Policies. General Policies. Policy 1.	
General Industrial Policies. General Policies. Policy 1.	
<u>Revised Countywide Transportation Plan (CTP)</u>	
Design Guidelines for Major Roadways. Route 50 (John Mosby Highway).	
Design Guidelines for Major Roadways. South Collector Road (Tall Cedars Parkway).	
Design Guidelines for Major Roadways. Route 659 Relocated.	
<u>Revised 1993 Zoning Ordinance</u>	
Section 3-600. R-16. Townhouse / Multifamily Residential.	
Section 3-700. R-24. Multifamily Residential.	
Section 4-100. R-24. Planned Development – Housing.	
Section 4-200. PD-CC-SC. Planned Development – Commercial Center.	
Section 3-300. PD-OP. Planned Development – Office Park.	
Section 3-500. PD-IP. Planned Development – Industrial Park.	
Resolution of Board Position Regarding Annual Fire and Rescue Contributions by Owners/Homeowners Associations. Adopted June 18, 2001	

### III. CONCLUSIONS

1. The application does not comply with the Land Use Mix noted within the Revised General Plan for a modified Business Community, particularly regarding the percentage of Residential and Office/Flex Industrial uses, but is consistent with and does not deviate from that approved by the Board of Supervisors in December 2005 as part of ZMAP 2002-0013 & ZCPA 2002-0004, Stone Ridge.

2. Inclusive of the proposed modifications, the application complies with the requirements of the Revised 1993 Loudoun County Zoning Ordinance.
3. The conversion of acreage currently zoned CLI (Commercial Light Industry) to PD-OP (Planned Development – Office Park) is consistent with objectives articulated in the Revised General Plan intended to limit the development of incompatible land uses and with the Arcola Area / Route 50 Comprehensive Plan Amendment's recommendations that emphasis be placed on non-residential employment related land uses.
4. Conversion of residential land bays to non-residential and vice versus will provide for the realignment of residential and non-residential land uses that will consolidate and group like uses providing for a more compatible arrangement.
5. Uses proposed as part of this application will result in a one (1) percent increase in the number of daily vehicle trips over those uses currently approved. This incremental increase should have no additional impacts on Level of Service (LOS).

## **V. PROJECT REVIEW**

### **A. CONTEXT**

On August 4, 2006, the County accepted, on behalf of Stone Ridge Community Development LLC, a request for Zoning Map Amendment (ZMAP) to rezone 71.39 acres from R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-H4 (Planned Development-Housing), CLI (Commercial Light Industry), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts to the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-H4 (Planned Development-Housing), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts. The site is generally located in the southwest quadrant of the John Mosby Highway (Route 50) / Gum Spring Road (Route 659) intersection and is bisected east-west by Tall Cedars Parkway and north-south by Stone Springs Boulevard.

The eight hundred (800) acre Stone Ridge community was approved by the Board of Supervisors in December 1995 pursuant to ZMAP 1994-0017 and allowed for a relatively balanced residential / non-residential, mixed-use project to include 2,792 residential dwelling units, 347,600 square feet of retail uses, 269,800 square feet of office uses, and 2,343,000 square feet of light industrial uses. This approval was substantially amended by ZMAP 2002-0013 and ZCPA 2002-0004, approved by the Board in December 2005, which added an additional seventy-seven (77) acres to Stone Ridge and rezoned 247 acres from PD-GI, PD-IP, PD-CC-SC, PD-H4, and R-8 to TR1-UBF, PD-H4, R-16, PD-CC-SC, and PD-IP zoning districts. This application allowed for an additional 473 residential dwelling units, increasing the total number of residential units to 3,265 units and reducing the total non-residential square footage from 2.93 million square feet to 1.16 million square feet. This reduction of the total non-residential square footage by more than half converted Stone Ridge from the balanced mixed-use community as

originally envisioned to the predominantly residential neighborhood it is today. The ZMAP application currently under consideration proposes no additional increase in the number of residential units and an marginal change in the non-residential square footage.

A request for Zoning Concept Plan Amendment (ZCPA) has been submitted and is applicable to an additional 315.2 acres. In conjunction with the ZMAP, the ZCPA will provide for the reorientation of Millstream Drive from its current east-west alignment to a north-south configuration, the extension of South Point Drive through the site, and the construction of a segment of Northstar Boulevard (Route 659 Relocated). Independent of the ZMAP, the ZCPA will relocate previously approved community centers, clarify that any permissible special use may locate in Land Bay 1, adjust Tree Conservation Areas, and specify a date certain (June 30, 2011) delivery of the library.

Currently, the subject parcels are largely vacant and unimproved. Areas of existing vegetation are located throughout the property with significant concentrations on proposed Land Bays 1, 8, and DD. The South Fork of the Broad is located just north of the site and runs through open space Land Bay ZZ. Associated tributaries and corresponding minor flood plains are located in or adjacent to proposed Land Bays 5R, 7, 8, and DD. Wetlands are located sporadically throughout the site and generally correspond with the afore-mentioned tributaries and minor floodplains. Land disturbance has occurred in various land bays associated with approved multifamily and/or commercial properties, currently under development.

## **B. SUMMARY OF OUTSTANDING ISSUES**

Outstanding issues include the following:

1. ***Include architectural design standards for Office uses proposed in Land Bay FF2A.*** Proffer I.E.2a. through f. provides design standards regarding architectural treatments and screening for Land Bay FF2B. These standards should also be applied to Land Bay FF2A which flanks Stone Springs Boulevard and is proposed as the site of the County's library.
2. ***Specify in the Proffers that PD-OP Land Bay FF2B will be developed to a minimum Floor Area Ratio (FAR) in a manner that is balanced with residential uses.*** To offset for a decrease in overall employment related square footage (i.e. 17,317 square feet), a minimum FAR should be specified. The Applicant has provided commitments that office buildings will be built to a minimum height of three (3) stories. However, this should be augmented by related commitments to a minimum intensity. Staff further recommends the commercial / residential linkage proffer (i.e. Phasing) be amended to ensure development of office is balanced with residential.
3. ***Proffer language should be included and/or revised to provide greater protection and preservation of Tree Conservation Areas (TCA) and Steep Slopes applicable to a riparian corridor adjacent to Land Bays 7 and 8.*** The TCA associated with the riparian corridor has been reduced from that approved as part of ZMAP 2002-0013 and ZCPA 2002-0004, Stone Ridge, to facilitate the



reorientation of Millstream Drive. Staff finds the adjustments reasonable but requests the Applicant revise the Proffers to state that no additional impacts will be realized in those areas retained (i.e. Proffer language which generally allows twenty percent of the existing canopy to be removed within a TCA should be revised to state no tree removal applicable to this area.)

4. ***Modifications # 1 and # 4 which proposed the reduction of required yards associated with the PD-IP Land Bay DD and the reduction of required open space associated with residential Land Bays 5R and 6 cannot be supported.*** The convergence of the afore-mentioned Land Bays in conjunction with modifications to reduce yards and buffers may place industrial uses in close proximity to residential uses. Stone Carver Road, privatized adjacent to the residential areas with on-street parking, will allow traffic from the two to co-mingle. The Applicant has responded by increasing the number of plantings associated with each respective modification, but issues of compatibility and the relationship between the three land bays warrant additional discussion.
5. ***The “Density Exchange Table” located on Sheet 5 of the Concept Development Plan should be reformatted to provide greater clarity.*** This table groups Floor Area Ratio (FAR), number of residential units, and non-residential square footage by Tax Map Number. Tax Map Numbers have already changed since this application was advertised and are subject to future changes. This table should be simplified and grouped by Land Bay to ease administration. Discrepancies between the net increase/decrease of non-residential square footage noted in this table and that noted in the Proffers should be explained.
6. ***All future improvements noted by the Traffic Impact Study necessary to realize the stated Levels of Service (LOS) should be constructed.*** Improvements include construction of an additional lane on northbound Stone Springs Boulevard and construction of turn lanes / signalization of the Gum Spring Road / South Point Drive intersection.
7. ***Provide signalization of the following intersections: 1) Stone Springs Boulevard / Tall Cedars Parkway; and 2) Stone Springs Boulevard / Millstream Drive.*** Proffers II.F.3. and II.F.4. provide cash contributions of \$250,000 for signalization of each of the afore-mentioned intersections. Average signal costs are approximately \$300,000.00.
8. ***Extend the pedestrian network to include a shared-use trail along Tall Cedars Parkway through Land Bay 1.***
9. ***Submit an appraisal for Public Use Sites # 3 and # 4.*** An appraisal is necessary to determine the value of any acreage proposed to be dedicated for use by the County and for which Capital Facilities Credits have been requested.

## C. OVERALL ANALYSIS

### COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (Plan), the Revised Countywide Transportation Plan (CTP), and is subject to the Arcola Area / Route 50 Comprehensive Plan Amendment. The site is located in the Dulles Community of the Suburban Policy Area and is planned for a mixture of land uses including Business and Residential. (Arcola / Route 50 Comprehensive Plan Amendment, Planned Land Use Map). Approximately ninety-five (95) acres are located within the Transition Policy Area west of the future Northstar Boulevard (Route 659 Relocated). Acreage north of Tall Cedars Parkway is generally designated as Business community; acreage to the south is designated Residential.

#### **Business Community / Preservation of Employment Land Uses**

The majority of the site is located north of Tall Cedars Parkway in areas designated as suitable for Business uses. Business Community is anticipated to include a mix of uses to ensure goods and services are located proximate to the populations they are intended to serve. Business Community applicable to the Route 50 Corridor is modified by the Arcola Area / Route 50 Comprehensive Plan Amendment to state that office and/or light industrial are to be the predominate land use. Economic Development Policies state, "Regional office and Light Industrial communities will be the predominant component...to ensure the County attains the employment land uses envisioned..." The Plan further states that "...development of new residential uses will be made contingent upon the prior or concurrent construction of light industrial or office uses to...maintain the office and light industrial uses as the predominant uses on the property and...to best balance the fiscal costs and benefits of the project."

Stone Ridge was originally approved as a comprehensive and balanced mixed-use community to include both residential and non-residential uses. ZMAP 2002-0013 & ZCPA 2002-0004 represented a substantial amendment that added an additional 473 residential units and reduced employment related land uses by approximately 1.78 million square feet. This redistribution was the result of additional acreage being added to this project and the conversion of previously approved non-residential land bays to residential uses. Approval of ZMAP 2002-0013 and ZCPA 2002-0004 resulted in the establishment of a land use mix, dominated by residential and deficient in office/light industrial, inconsistent with that envisioned by the Revised General Plan and in conflict with the policies established for Business Community. Stone Ridge has subsequently developed pursuant to this entitlement. The following table summarizes the evolution of non-residential land uses from that approved as part of ZMAP 1986-0053 to that currently proposed:

Table 1: Evolution of Non-Residential Land Uses within Stone Ridge.

Land Use	ZMAP 1994-0017	ZMAP 2002-0013	ZMAP 2006-0011
Retail	347,600	316,378	291,705
Office	269,800	269,800	385,332
Light Industrial	2,310,050	570,250	462,074
<b>Total</b>	<b>2,927,450</b>	<b>1,156,428</b>	<b>1,139,111</b>

The application currently under consideration proposes, once again, to redistribute land uses on acreage that has yet to develop with the intent of aligning previously approved residential and non-residential land bays to achieve a more compatible arrangement of land uses. Acreage currently zoned for residential uses, located west of the power line easement will be replaced with PD-IP (Planned Development – Industrial Park) uses, and acreage currently zoned for employment uses adjacent to Tall Cedars Parkway will be replaced with R-24 and PD-H4 uses. Essentially, employment related land uses will be consolidated along Millstream Drive while maintaining a predominantly residential corridor along Tall Cedars Parkway.

Development of Stone Ridge pursuant to its current approval has precluded the possibility of achieving Business Community as envisioned by the Revised General Plan as few vacant land bays remain unencumbered. Recognizing this fact, the consolidation and grouping of like land uses to ensure greater compatibility and synergy between employment and residential land bays is generally reasonable. This understanding is predicated upon the caveat that this proposal and any future amendments are not made at the expense of existing employment land uses. No further erosion of non-residential land uses should be realized and, in like manner, assurances should be made that existing employment land bays develop to their maximum potential.

This critical issue intended to preserve the original objective of Stone Ridge to serve as an employment center for Dulles South implies that any non-residential acreage converted to residential use should be offset with a corresponding conversion of residential to non-residential. In response, the Applicant has reduced the scope of Land Bays 5R and 6 such that acreage previously proposed as PD-H4 and R-16 would be retained as PD-IP; R-16 acreage was converted to R-24 to compensate. In addition, approximately, five and a half (5½) acres of land currently zoned CLI (Commercial Light Industry) at the intersection of Gum Spring Road (Route 659) and John Mosby Highway (Route 50) were incorporated into the application and are now proposed as PD-OP (Planned Development – Office Park). In like manner, requests to rezone acreage to CLI were withdrawn. Finally, the Proffer Statement includes a commitment that all buildings located in PD-OP Land Bay FF2B will maintain a minimum height of three (3) stories as well as design standards for building materials and screening. When considered collectively, these revisions to the application provide for acreage devoted to non-residential uses equivalent to that previously approved but a marginal decrease (17,3317 square feet) in total employment uses.

Staff recognizes the intent of the application is not to conform to the Business Community but to redistribute previously approved land bays consistent with the parameters established as part of ZMAP 2002-0013 and ZCPA 2002-0004. This redistribution represents an alignment of residential and non-residential uses that can be considered reasonable to ensure greater compatibility. No net increase in the number of residential units is proposed and the acre-for-acre land swap ensures no further erosion of land area devoted to employment uses. Conversion of acreage from CLI to PD-OP ensures incompatible industrial and/or retail uses will be limited in lieu of large scale office, and a commitment to three (3) story office buildings in the PD-OP Land Bay FF2B ensures a certain scale of development.



Staff does recommend, however, the Applicant provide additional commitments to compensate for the decrease in the total square footage of employment uses. A minimum intensity of Floor Area Ratio (FAR) and/or adjustments to residential / commercial linkages (i.e Phasing) should be provided to ensure no detrimental fiscal impacts will be realized. These adjustments would provide assurances that employment land bays would maximize their potential in a manner that is balanced with the development of residential uses, consistent with the intent of the modified Business community. In conclusion, Staff considers the issues of Business Community conformance, restriction of CLI, and general compatibility resolved; however, issues regarding minimum intensities and phasing are outstanding.

**Conformance with Transition Policy Area / Residential**

Areas designed as suitable for Residential uses include housing as the principal function; business and light/flex industrial uses are also permitted to provide support services and local employment opportunities to residents. Conversely, the Transition Policy Area is intended to achieve a balance between the natural and built environments with development patterns that serve as a visual and spatial transition between the Suburban and Rural Policy Areas.

Acreage designated as suitable for Residential purposes included as part of this application include southern portions of Land Bays 5R, 6, and 8, proposed as PD-H4, R-24, and PD-IP respectively. It is anticipated that Land Bays 5R and 6 will develop with multi-family and single-family attached residential uses consistent with the Residential designation. Land Bay 8 is part of a larger PD-IP tract extending from the realignment of Millstream Drive south to Tall Cedars Parkway, the majority of which is located in Business Community. The approximately 4.75 acres proposed as PD-IP in Land Bay 8 is the only non-residential zoning district in Stone Ridge subject to the Residential designation. As noted, light industrial and flex uses are permitted as part of the Residential land use mix and does not exceed the twenty (20) percent maximum anticipated by the Plan. As such, acreage subject to the Residential designation is in conformance with the Plan.

Land Bay 1 is the only acreage included as part of the application that is included within the Transition Policy Area and is subject to the ZCPA only. Two changes are proposed as part of the ZCPA. First the Proffers will be amended to specify that Land Bay 1 may develop with any special exception use permitted in the Zoning Ordinance, contingent upon approval of the special exception application. Second, Tree Conservation Areas (TCA) will be adjusted slightly from that previously approved. Early iterations of the application depicted the wholesale elimination of the TCA associated with the southern portions of a tributary running concurrent with the future Northstar Boulevard (Route 659 Relocated). Staff requested this TCA be restored as was previously approved. The Applicant has agreed, and with the resolution of this issue, Land Bay 1 is in conformance with the Plan.

**ZONING**

The properties subject to this application include a total of 386.59 acres, 71.39 acres of which are subject to the Zoning Map Amendment (ZMAP) and 315.2 acres are subject to the Zoning Concept Plan Amendment (ZCPA). The ZMAP application proposes to rezone acreage pursuant to the following:

- 15.08 acres from PD-H4 (Planned Development-Housing) to PD-IP (Planned Development-Industrial Park) to create Land Bay 7 (Public Use Site # 3) and Land Bay 8;
- 24.4 acres from PD-IP (Planned Development-Industrial Park) to PD-H4 (Planned Development – Housing) and R-24 (Multifamily Residential) to create Land Bay 6 (R-24) and Land Bay 5R (PD-H4). The PD-H4 portions of the property will be administered as R-8. A segment of existing public right-of-way identified as Stone Carver Road will be vacated, and an active recreation center will be located in Land Bay 5R;
- 2.9 acres from R-16 (Townhouse/Multifamily Residential) to PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) to create Land Bay EE1A (Public Use Site # 4);
- 2.9 acres from PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) to R-16 (Townhouse/Multifamily Residential) to create Land Bay EE2A (proposed as a Multifamily Community Center); and
- 6.38 acres from R-24 (Multifamily Residential) and CLI (Commercial Light Industry) to PD-OP (Planned Development – Office Park) to create Land Bay FF2B.

Four modifications are proposed as part of the ZMAP and are discussed in subsequent sections. Staff notes that modifications regarding the reduction of open space requirements associated with PD-H4 Land Bay 5R (Modification # 1) and reductions to both building and parking yards associated with PD-IP Land Bay DD (Modification # 4) cannot be supported at this time. Amendments proposed as part of the (ZCPA) include the following:

- The realignment and configuration of local and regional roadways;
- Adjustments to Tree Conservation Areas (TCA);
- Inclusion of language stating that any permissible Special Exception uses may be constructed within Land Bay 1 (zoned TR-1UBF);
- Relocation of previously approved community centers; and
- Revision of the trigger associated with construction of a public library to specify delivery by June 30, 2011.

Many of the conclusions regarding policy conformance and adherence to the Plan are predicated upon information provided by the Applicant describing an acre-for-acre land swap of non-residential and residential uses and vice versus. Verification of acreage associated with many of the land bays cannot be verified. Of particular concern, the "Density Exchange Table" located on Sheet 5 of the Concept Development Plan references residential dwelling units and non-residential square footage by Tax Map Number, not by Land Bay. Use of Tax Map numbers to define entitlements is problematic and difficult to administer as such numbers are subject to change as parcels are subsequently subdivided. Staff questions the Applicant's assertion that the only change represented in this application from that currently approved is 133 square feet of non-residential uses as the "Stone Ridge Development Summary" included as part of Proffers suggests a difference of 17,317 square feet. Though this discrepancy may result from the addition or removal of acreage to and from the

application, it should be clarified. To provide clarity and ease in administration, the "Density Exchange Table" should be reformatted to group proposed entitlements by proposed Land Bay.

Other issues considered by Zoning Administration include a request to relocate certain residential and commercial land bays, notably R-24 Land Bay 6 and PD-CC-SC Land Bay EE1A, such that access is provided by a major collector road, consistent with the district requirements. Access to Land Bay 6 was originally proposed via Stone Carver Road but was relocated to an area adjacent to Tall Cedars Parkway. The location of Land Bay EE1A was retained, but a modification of the access requirements was submitted (Modification # 2). Other issues include delineation of required yards and buffers on the Concept Development Plan, the inclusion of pedestrian connections to various land bays, and various other administration revisions to the Proffers. All of these issues have been resolved.

### **EMERGENCY SERVICES**

The Arcola Volunteer Fire and Rescue Company will provide fire and rescue services to the site. County policy anticipates a contribution of \$60.00 for each market rate residential unit and \$.05 per square foot of non-residential development. Proffers associated with ZMAP 2002-0013 & ZCPA 2002-0004, Stone Ridge, provide a contribution of \$120.00 and \$0.15 for residential and on-residential development respectively, both of which are consistent with Board policy and will not be amended by this application. This application does, however, provide a public use site, 5.595 acres located in Land Bay # 7, for the purpose of establishing a new fire and rescue station to serve the Arcola volunteers. No other issues have been identified by the Department of Fire, Rescue and Emergency Services.

### **TRANSPORTATION**

The subject properties are located at the southwest quadrant of the John Mosby Highway (Route 50) / Gum Spring Road (Route 659) intersection as well as on both sides of Tall Cedars Parkway, Stone Springs Boulevard, and the future Northstar Boulevard (Route 659 Relocated). John Mosby Highway (Route 50) is currently a four-lane divided minor arterial with an ultimate condition as a six-lane divided limited access principal arterial with grade separated interchanges at the future Northstar Boulevard (Route 659 Relocated), the future West Spine Road, and Loudoun County Parkway. A third lane, constructed by Stone Ridge, is in place west of the site to a point prior to the Gum Spring Road intersection; proffered commitment associated with ZMAP 2002-0013 & ZCPA 2002-0004, Stone Ridge, will extend this third lane to Loudoun County Parkway. A combination of proffers and Special Exception conditions (i.e. Dulles Landing, Arcola Center, Glascock Field, INOVA Hospital) will provide a continuous westbound route from Loudoun County Parkway to the South Fork of the Broad Run.

Tall Cedars Parkway is currently constructed through the property as a four-lane divided road, terminating at the east and west property boundaries, with an ultimate condition as a six-lane divided major collector. The future Northstar Boulevard (Route 659 Relocated) is a future six-lane divided minor arterial beginning in the Brambleton development and extending to the future Route 234 Bypass in Prince William County; no segments of this roadway have been constructed proximate to the site. South Point Drive, Millstream Drive, and Stone



Springs Boulevard are local roadways, the latter of which serves as a principal point of ingress / egress for the Stone Ridge Community.

Proposed amendments to the local and regional transportation infrastructure include the following:

- Extension of South Point Drive from its current terminus at Gum Spring Road (Route 659) through the site to an intersection with Millstream Drive. The extension of South Point Drive will replace the currently approved Canary Grass Drive which is proposed to cul-de-sac between approved Land Bays FF1 and FF2 (currently proposed as FF1A, FF2A, and FF2B).
- Reorientation of Millstream Drive from its current east-west alignment with an intersection at Northstar Boulevard (Route 659 Relocated) to a north-south alignment with an intersection at Tall Cedars Parkway.
- Construction of a two-lane segment of Northstar Boulevard (Route 659 Relocated) between Tall Cedars Parkway and the southern boundary of Stone Ridge.
- Abandonment of a segment of Stone Carver Boulevard south of Land Bay DD to Tall Cedars Parkway.
- A public use site to accommodate a one hundred (100) space expansion to the existing park and ride lot to be located in Land Bay EE1A.
- Elimination of Proffer language which would require reservation of right-of-way for the Western Transportation Corridor.

Given the application proposes only a marginal increase in non-residential square footage, no discernable impact on Level of Service (LOS) is anticipated and only a one (1) percent increase in daily vehicle trips will be realized. A summary of the trip generation between the approved development program and that proposed is summarized in the following table:

Table 2: Trip Comparison between  
Approved/Proposed Development

	Approved	Proposed	% Change
AM Peak	2,598	2,661	2%
PM Peak	2,957	4,2,991	1%
Daily Trips	39,817	40,092	1%

The following intersections are anticipated to operate at a failing Level of Service (LOS) during both the AM and PM peak hour movements: 1) Route 50 and Stone Springs Boulevard; 2) Route 50 and West Spine Road; and 3) Route 50 and Loudoun County Parkway. With the exception of the Route 50 / West Spine Road which is only partially constructed at this time, all of the afore-mentioned intersections are signalized with failing LOS forecasted irrespective of the whether the proposed development program is approved. The incremental increase in traffic projected as part of this application should have negligible impacts.

The following unsignalized intersections internal to Stone Ridge are also forecast to fail during peak AM and PM movements: 1) Stone Springs Boulevard and Tall Cedars Parkway; and 2) Stone Springs Boulevard and Millstream Drive. Staff recommends signalization of both intersections which will result in an acceptable LOS. The Applicant has agreed to a cash contribution of \$250,000 for each signal. Signal costs are estimated at approximately \$300,000, and as such, signalization remains an outstanding issue.

Other outstanding issues considered by the Office of Transportation Services include the following: 1) Inclusion of a timing mechanism for the construction of South Point Drive; 2) Verbiage within the Proffers providing for the maintenance of Northstar Boulevard (Route 659 Relocated) until such time as the road is accepted by the Virginia Department of Transportation; 3) The construction of an additional lane for northbound Stone Springs Boulevard as well as turn lanes / signalization of the intersection of Gum Spring Road / South Point Drive; and 4) An opportunity to expand the one hundred (100) space park and ride lot to include additional spaces if such can be accommodated within the acreage provided.

#### **D. ZONING ORDINANCE MODIFICATIONS**

***Modification #1: Section 4-110. Site Planning – Internal Relationships. Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses.***

***4-110 Site Planning – Internal Relationships. The PD-H district shall provide the following:***

- (I) Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, residential district or land bay allowing residential uses, the development shall provide for either:***
  - (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter, or;***
  - (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.***

#### **Proposed Modification Request:**

PD-H4 Land Bay 5R, planned for single-family attached units, shall provide a permanent open space buffer of at least ten (10) feet in width, landscaped with a Type 1 Side Yard Buffer, along its side of the private street shared with R-24 Land Bay 6, planned for multi-family units. Land Bay 6 shall provide a permanent open space buffer of at least ten (10) feet in width, landscaped with a Type 1 Front Yard Buffer, along its side of the private street shared with adjacent PD-H4 Land Bay 5R.

**Justification:**

Improve Upon Existing Regulations. This modification is justified in that a Type 1 Buffer Yard of between 10 and 25 feet in width is the standard buffer yard requirement between single-family attached (Land Bay 5R) and multi-family (Land Bay 6) residential uses. It is also noted that the R-16 zoning district allows both multi-family and attached units without requiring an intervening 50-foot open space buffer and Type 2 Buffer Yard. Both Land Bay 5R and Land Bay 6 are integrated components of Stone Ridge and share in the various community amenities provided in Stone Ridge. Please see exhibit on Sheet 15 of the Plans.

**Staff Review:**

Staff cannot support this modification. As proposed, residential Land Bays 5R (PD-H4) and 6 (R-24) will abut industrial Land Bay DD (PD-IP). The three land bays will be connected by Stone Carver Drive, proposed as a private drive with on-street parking adjacent to the residential, which will extend from Millstream Drive south to Tall Cedars Parkway. This modification proposes to reduce the required open space from fifty (50) feet to ten (10) feet along the residential portion of this private drive.

The convergence of Land Bays 5R, 6, and DD will place industrial uses immediately adjacent to residential uses. Inherent conflicts between the two uses pose issues of compatibility which may be exacerbated by a direct through connection (i.e. Stone Carver Drive). Business traffic will undoubtedly traverse residential neighborhoods to reach Tall Cedars Parkway. In such an instance, the reduction of required open space and yards (i.e. Modification # 4 proposes the reduction of the required building and parking yards associated with Land Bay DD adjacent to Land Bays 5R and 6) is not warranted.

The Applicant attempts to justify this modification by stating ten (10) feet of open space will be provided on both sides of the private drive, inclusive of Type 1 Side and Front buffer yards along the frontage of the Land Bays 5R and 6 respectively. Staff differs with the assertion that this improves upon the existing regulations as a Type 1 Buffer is required by the Ordinance. Staff recommends further discussion regarding the relationships between Land Bays 5R, 6, and DD.

**Modification #2: Section 4-202(C). Purpose, Size and Location of Individual Districts. Small Regional Center (SC)**

**4-202 Purpose, Size and Location of Individual Districts.**

- (C) **Small Regional Center (SC).** *This district is established to permit the development of small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres.*



**Proposed Modification Request:**

Allow a minimum district size of 2.9 acres for an incremental additional to the existing PD-CC-CC(SC) zoning district and allow access to Millstream Drive.

**Justification:**

Improve Upon Existing Regulations. This modification is justified in that the 2.9 acre area represents a relocation of the existing 2.9 acre PD-CC(SC) Land Bay EE1A approved with ZMAP 2002-0013 and is a portion of the original 34 acre PD-CC(SC) Land Bay EE1 approved with ZMAP 1994-0017. The proposed PD-CC(SC) district remains adjacent to PD-CC(SC) Land Bay EE1 with access to Millstream Drive.

**Staff Review:**

Staff can support this modification. This modification of the PD-CC-SC district applies to the Land Bay EE1A, proposed as a one hundred (100) space expansion of the existing commuter parking lot located in the adjacent Stone Ridge Village Center. The district regulations for PD-CC-SC require a minimum district size of twenty (20) acres as well as access to a major collector. Millstream Drive is a local street and is the sole means of ingress/egress; access to a major collector is not possible. Further, at 2.9 acres, the parcel size does not meet the minimum size requirements of the district. Staff notes that the Stone Ridge Village Center, opposite Land Bay EE1A to the north, is currently zoned PD-CC-SC, and though this tract functions as a continuation of the larger district, it cannot technically be considered as such. This modification is necessary and otherwise exceeds the public purpose by facilitating the establishment of a public commuter parking facility.

***Modification #3: Section 4-205(C)(2). Lot Requirements. Yards. Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.***

***4-205 Lot Requirements.***

- (2) ***Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.*** (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any agricultural districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.

**Proposed Modification Request:**

The proposed PD-CC-(SC) district shall maintain a minimum perimeter yard of 25 feet and a Type 4 buffer next to the adjacent R-16 district.

**Justification:**

Improve Upon Existing Regulations. This modification is justified in that the 2.9 acre area represents a relocation of the existing 2.9 acre PD-CC(SC) Land Bay EE1A approved with ZMAP 2002-0013 and is a portion of the original 34 acre PD-CC(SC) Land Bay EE1 approved with ZMAP 1994-0017. The proposed PD-CC(SC) district remains adjacent to PD-CC(SC) Land Bay EE1.

**Staff Review**

Staff can support this modification. As stated in Modification # 3, this modification applies to Land Bay EE1A, proposed as a one hundred (100) space expansion of the existing commuter parking lot. The provision of a one hundred (100) foot yard is applicable because Land Bay EE1A abuts a residential land bay (EE1) zoned R-16 along the east and south boundaries. Because of the narrow, linear configuration of the parcel, the provision of a one hundred (100) foot yard as required by the Ordinance would encumber the site such that it may not be possible to realize the proposed parking spaces. In response to Staff concerns that the reduction may be extreme, the Applicant has reduced the scope of the modification from the original request for a twenty (20) foot perimeter yard to the current request for a twenty-five (25) foot perimeter yard. To further mitigate any potential impacts created by an automobile oriented use such as a commuter parking lot, the Applicant has agreed to include a Type 4 Buffer adjacent to the adjoining residential (R-16) districts. Staff concludes the provision of this Buffer is in excess of that required by the Ordinance, and as such, this modification improves upon the existing regulations.

***Modification #4: Section 4-505(B)(2). Lot Requirements. Yards. Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.***

***4-505 Lot Requirements.***

***(B) Yards.***

- (3) Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.*** No building, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than seventy-five (75) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than sixty (60) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas. When a PD-IP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of

*this zoning ordinance and subsequent to zoning of the subject property as PD-IP, the setback required in (B)(3) below shall apply.*

**Proposed Modification Request:**

The Building and parking areas in PD-IP Land Bay DD may be located no closer than fifty (50) feet and twenty-five (25) feet, respectively, to the PD-H zoning district line in adjacent Land Bay 5R and to the R-24 zoning district line in adjacent Land Bay 6. A Type 3 Buffer Yard of twenty-five (25) feet in width supplemented to include 8 evergreen trees per 100 lineal feet shall be maintained within Land Bay DD adjacent to Land Bays 5R and 6.

**Justification:**

Improve Upon Existing Regulations. This modification is justified in that it will facilitate the design and implementation of PD-IP uses while providing for increased landscaping to screen the adjacent residential areas, which will also have their own landscaped buffer yards adjacent to the PD-IP land bay. Please see exhibit on Sheet 15 of the Plans.

**Staff Review:**

Staff cannot support this modification. As described previously in Modification # 1, Land Bay DD, to be retained as PD-IP, abuts a residential land bay (5R) proposed as PD-H4; Land Bay DD does not abut Land Bay 6. The northwest portion of Land Bay 5R is proposed as an active recreation facility, and it is anticipated single-family attached units will occupy the remainder of the acreage. This modification to decrease both the building and parking yards associated with Land Bay DD should be considered in conjunction with Modification # 1 which will reduce the required open space flanking a private drive, formerly Stone Carver Road. The location of industrial uses in close proximity to residential uses presents possible issues of compatibility which may be exacerbated by reduction in required yards and open space.

In the Zoning referral, Staff had indicated this modification may be justified based upon the commitment to provide a Type 3 Buffer augmented with additional evergreen plantings. This conclusion was reached at a time when Land Bay 6, proposed as R-24 (Multifamily Residential), occupied approximately half of the shared boundary with Land Bay DD and when the active recreation center was adjacent to Tall Cedars Parkway. A Type 3 Buffer would be equivalent to or in excess of that required between multifamily residential and most by-right PD-IP uses. The current application proposes PD-H4, anticipated to be single-family attached, along the entire length of the shared boundary. In this instance, the Type 3 Buffer may be equivalent to or less than that required by the Ordinance (In a worst case scenario, the enhancement to the Type 3 Buffer as proposed may result in more evergreen plantings but would not include the requirement for a six (6) foot high fence, wall or berm as required by the Type 4 Rear Buffer. Staff acknowledges that most uses that would necessitate a Type 4 Buffer would necessitate a requisite Special Exception.). As such, Staff cannot conclude that this modification improves upon the existing regulations as stated by the justification, and may, in certain instances, effectively reduce the standards that would otherwise be required.

## **E. ZONING ORDINANCE CRITERIA FOR APPROVAL**

Section 6-1211(E) of the Revised 1993 Zoning Ordinance states, "...if the application is for reclassification of property to a different zoning district classification on the Zoning Map, the Planning Commission shall give a reasonable consideration to the following matters..."

*(1) Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

The proposed PD-OP (Planned Development – Office Park), the PD-IP (Planned Development – Industrial Park), and the PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts are consistent with the Revised General Plan's Business designation, whereas the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), and PD-H4 (Planned Development – Housing) districts are not consistent with the same designation. The Revised General Plan and the Arcola Area / Route 50 Comprehensive Plan Amendment emphasize employment related land uses along the Route 50 Corridor within the modified Business community. The percentage of high density residential land uses exceed that recommend by the Land Use Mix Table noted in Chapter 6. Staff does note, however, the land use mix proposed is consistent with that approved by the Board of Supervisors as part of ZMAP 2002-0013 and ZCPA 2002-0004, Stone Ridge, with no increase in the number of residential units. In essence, the current application represents a redistribution of land uses amongst previously approved land bays consistent with the parameters established by the afore-mentioned cases. Staff further notes the conversion of acreage currently zoned CLI (Commercial Light Industry) to PD-OP and the provisions for minimum intensities within said land bays does enhance the economic development policies of the Plan.

*(2) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*

The Route 50 corridor is dynamic and currently undergoing dramatic changes. Large-scale rezoning have recently been approved and include Glascock Field at Stone Ridge (ZMAP 2006-0007), Arcola Center The Shops (ZMAP 2005-0035), Arcola Center (ZMAP-2006-0015), Dulles Landing (ZMAP 2004-0016), among others. Approval of these applications has introduced mixed-use communities as well as large scale office and big-box retail, many of which have yet to develop. This application represents amendments to the Stone Ridge community, largely developed, which will realign the roadway network to better serve the area as well as enhance and relocate office and flex/industrial uses to areas adjacent to Route 50 and away from existing/planned residential communities.

*(3) Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*

Permitted land uses in the immediate vicinity include a mixture of residential (attached, detached, and multifamily), commercial retail, office and industrial. Existing uses include a commercial retail center (Stone Ridge Village Center) located at the entrance to the Stone Ridge community adjacent to Route 50 and Stone Springs Boulevard, the Arcola Elementary School adjacent to Tall Cedars Parkway and the future Northstar Boulevard (Route 659 Relocated), and a number of residential communities on both sides of Stone Springs Boulevard



and Tall Cedars Parkway. Proposed land uses within the Stone Ridge community include the Health South Rehabilitation Hospital (SPEX 2008-0018) located adjacent to Millstream Drive. Existing and proposed land uses outside of the Stone Ridge Community include the developing Gum Spring Village Center opposite the site from Gum Spring Road (Route 659), the approved INOVA Health Care Campus – Dulles South (SPEX 2006-0012) and the approved Glascock Field at Stone Ridge (ZMAP 2006-0007), both of which are opposite the site from Route 50 and propose a mixture of multi-family residential, regional office, as well as a hospital. These existing and proposed land uses are compatible with the proposed residential, light industrial, and office uses proposed as part of this application.

*(4) Whether adequate utility, sewer, and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

Utilities to serve all of the proposed land bays are proximate or have already been extended. Staff notes that though a rezoning to residential zoning districts are proposed as part of this application, no increase in the number of residential units will be realized. In like manner, only a marginal increase of 133 square feet of non-residential development is proposed. As such, no impacts to local schools are anticipated and only a one (1) percent increase in the overall trip generation can be expected.

*(5) The effect of the proposed rezoning on the county's ground water supply.*

The property will be served by public water and sanitary sewer; no groundwater impacts are anticipated.

*(6) The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*

Development of all uses will utilize best engineering practices consistent with the Facilities Standards Manual (FSM) such that no impact on the structural capacity of the soils is anticipated.

*(7) The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*

This application will result in a one (1) percent increase in the amount of daily vehicular trips. This incremental increase should have no impact on vehicular traffic or Level of Service (LOS). Further, the consolidation of land uses by type (i.e. residential and non-residential) should ensure that no additional adverse impacts to neighborhoods or school areas will be realized.

*(8) Whether a reasonably viable economic use of the subject property exists under the current zoning.*

Yes, a reasonably viable economic use of the subject property exists under the current zoning, evidenced by the development of Stone Ridge to-date. Notwithstanding, Staff can conclude that the proposed realignment of residential and non-residential land uses represents a more

logical and compatible arrangement, representing an improvement over that which would otherwise develop pursuant to the current entitlement.

*(9) The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.*

Staff has requested that all commitments to preserve environmentally sensitive land, natural features, wildlife habitat, vegetation, water quality, and air quality included as part of ZMAP 2002-0013 and ZCPA 2002-0004 be retained. The Applicant has concurred such that no additional impacts are anticipated.

*(10) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

This application represents an acre-for-acre conversion of residential and non-residential land area. Further, acreage currently zoned CLI (Commercial Light Industry) adjacent to Route 50 will be converted to PD-OP (Planned Development – Office Park), and the Proffer Statement specifies buildings will be constructed to a minimum height of three (3) stories. These commitments to office in lieu of possible commercial retail uses combined with assurances that development will realize a minimum intensity to ensure no detrimental fiscal impacts will be realized and provide for future employment opportunities.

*(11) Whether the proposed rezoning considers the needs of agriculture, industry, and business in future growth.*

Provisions for an acre-for-acre land swap of residential land uses for non-residential preserves land intended for industrial and office uses, consistent with the original intent of the Stone Ridge community.

*(12) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

This application preserves land for both residential and non-residential uses and includes provisions for a diverse range of housing types (multifamily, single-family attached and detached) as well as acreage designated for both industrial and office uses.

*(13) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

This application aligns both residential and non-residential land uses in a generally more compatible arrangement. Non-residential uses are consolidated and grouped along Millstream Drive while residential uses are located along Tall Cedars Parkway. This redistribution of land will preserve and enhance land values and represents improvements over the land use arrangement approved as part of ZMAP 2002-0013 and ZCPA 2002-0004.

*(14) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the County and the capacity of existing and/or planned public facilities and infrastructure.*

This application proposes a variety of both residential types as well as various land use options for employers to include both office and flex/industrial. All public facilities and infrastructure are in place or are proximate. No increase in the number of residential units has been proposed with only a marginal change in the amount of non-residential square footage. No additional impacts to infrastructure are anticipated.

*(15) The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Provisions for affordable housing were included as part of ZMAP 2002-0013 and ZCPA 2002-0004 and are not being amended by this application. Further, provisions for affordable dwelling units (ADUs) are not applicable as no increase in the number of residential dwelling units has been proposed.

*(16) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

Staff has requested that provisions to protect natural, scenic, archaeological, and historic features included with the approval of ZMAP 2002-0013 and ZCPA 2002-0004 be retained. The Applicant has concurred such that no additional impacts are anticipated.

<b>VI. ATTACHMENTS</b>	<b>PAGE NUMBER</b>
<b>1. Review Agency Comments</b>	
a. Planning Department, Community Planning	A-1
b. Planning Department, Community Information and Outreach	A-39
c. Building and Development, Zoning Administration	A-49
d. Building and Development, Proffer Review	A-87
e. Building and Development, ERT	A-95
f. Office of Transportation Services (OTS)	A-109
g. Virginia Department of Transportation (VDOT)	A-169
h. Fire, Rescue, & Emergency Management	A-185
i. Parks, Recreation and Community Services	A-197
j. Loudoun County Public Schools	A-217
k. Loudoun County Health Department	A-221
l. Loudoun Water (formerly LCSA)	A-225
m. Proffer Matrix Team	A-227
<b>2. Disclosure of Real Parties in Interest</b>	A-233
<b>3. Applicant's Statement of Justification</b>	A-251
<b>4. Applicant's Response to Referral Agency Comments</b>	A-261
<b>5. Proffer Statement</b>	A-353
<b>6. Special Exception Plat; dated April 2006; revised September 3, 2009</b>	Attached

**NOTE:** Attachments are available electronically, and may be viewed at the Planning Department Front Counter or in the Building & Development File Room.